



 5

- Detached House
- Family Room
- Utility, Lobby and Cloakroom WC
- Views over Countryside

 2

- 4/5 Bedrooms
- Dining Room
- En-suite & Bathroom

 3

- Lounge
- Breakfasting Kitchen
- Garage

A well presented and spacious 4/5 bedroom detached house occupying a fabulous garden plot with views over fields to the rear, situated on a cul de sac within the Darras Hall Estate. With gas fired central heating and sealed unit double glazing. The Entrance porch leads to a spacious Reception Hall. The formal Dining Room has window to rear and opens to the Breakfasting Kitchen, fitted with a range of solid wood door units with inset sink unit, electric double oven, gas hob with extractor and door to the Utility Room also with base units, sink and plumbing for a washer and dishwasher. Door to lobby, with door to garden and to door to Garage with electric access door. From utility room, step down to Family Room with large bow window to front, electric fire set into brick fireplace and built in storage cupboards. From the reception hall stairs to half landing and Lounge with feature brick built chimney breast and sliding patio doors to the rear garden. The study or fifth Bedroom has window to front and the Cloakroom/WC, is fitted with low level wc and wash basin with storage under. Stairs lead to the Main first floor landing with Bedroom 1 to the front with door to En-suite shower Room. Bedroom 2, also a double is to the rear as is bedroom 3 both with views over countryside. Bedroom four is to the front and the family Bathroom is fitted with Bath with shower over, pedestal wash basin and WC.

Externally, a driveway leads to the garage and provides parking for a number of vehicles. The Front Garden has lawn, mature trees, shrubs and gate access to one side to the Rear Garden also with lawn, patio area, greenhouse and a range of shrubs and mature hedging to boundaries.

Council Tax Band F

Entrance Porch 7'6" x 4'7" (2.3 x 1.399)

Reception Hall 16'10" x 7'10" (5.131 x 2.394)

Kitchen 13'9" x 11'11" (4.208 x 3.651)

Dining Room 13'10" x 11'11" (4.232 x 3.647)

Utility Room 9'1" x 5'11" (2.786 x 1.813)

Family Room 15'8" x 15'6" (4.781 x 4.734)

Lobby

Garage 24'7" x 15'7" (7.502 x 4.771)

Half Landing

Cloakroom WC 6'11" x 5'10" (2.123 x 1.802)

Study/Bedroom 5 13'0" x 10'1" (3.965 x 3.082)

Lounge 22'4" x 12'7" (6.819 x 3.856)

Main Landing

Bedroom 1 15'11" x 10'2" (4.871 x 3.103)

Bedroom 2 14'0" x 12'0" (4.269 x 3.672)

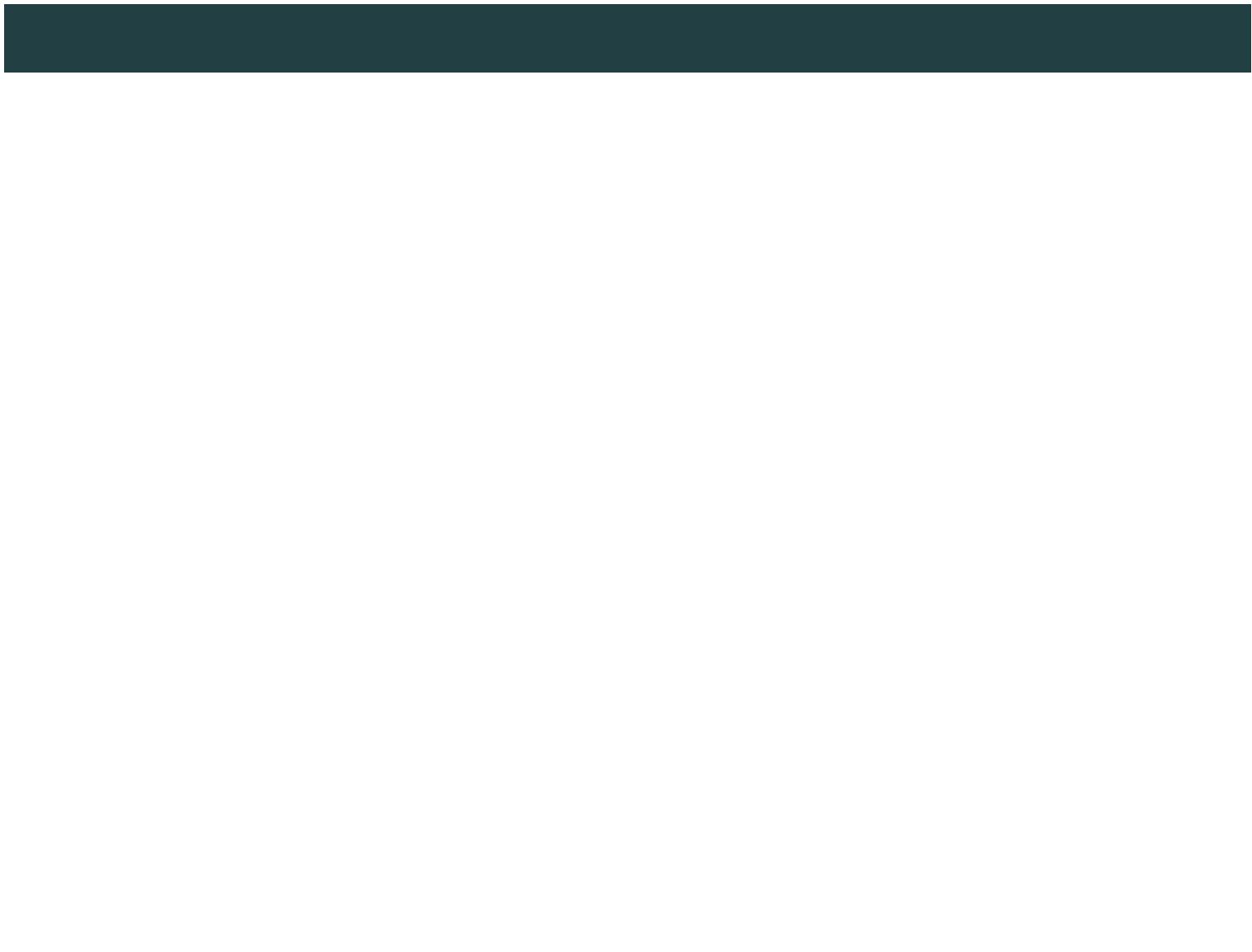
Bedroom 3 11'11" x 7'6" (3.644 x 2.309)

Bedroom 4 10'1" x 8'0" (3.092 x 2.454)

En-suite Shower Room WC

Family Bathroom WC 8'8" x 7'9" (2.649 x 2.370)





Energy Performance: Current C Potential B

Council Tax Band: F

Distance from School:

Distance from Metro:

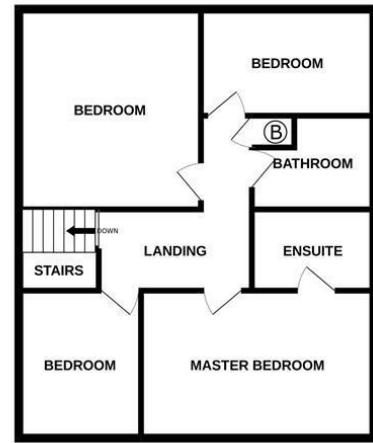
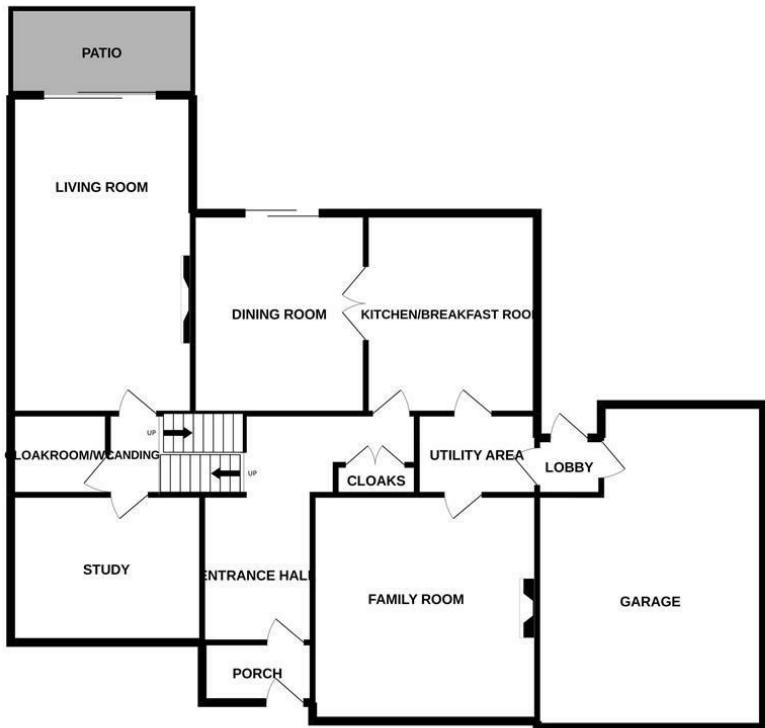
Distance from Village Centre:



01661 829164

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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